



PLANNING BOARD MINUTES
OCTOBER 27, 2021
6:30 PM
CONTINUED FROM OCTOBER 26, 2021 MEETING
VIA ZOOM WITH
MEETING ID 899-857-7726 PASSWORD: TREMONT

1 **CALL TO ORDER**

Planning Board Chair Mark Good called the October 27, 2021 meeting to order at 6:32 pm.

1 **ROLL CALL**

Present were Mark Good (Chair), Lawson Wulsin (Vice Chair) and Planning Board Members; Beth Gott* and Brett Witham.

Also present were: Town Manager/Code Enforcement Officer/LPI Jesse Dunbar, Attorney Diane O'Connell, Selectboard Chair Jamie Thurlow, Members of the Public and Press, and Recording Secretary Jan Sprague.

*Planning Board Member Beth Gott left the meeting at 9:16 pm due to loss of power.

2 A. **EXCUSED ABSENCES**

MOTION by Planning Board Vice Chair Lawson Wulsin to excuse Planning Board Member Geoff Young, seconded by Planning Member Brett Witham.
The motion passed unanimously.

B. **UNEXCUSED ABSENCES:**

NONE

3 **ADJUSTMENT/ADOPTION OF AGENDA**

NONE

Planning Board Member Beth Gott recused from meeting due to a recognized conflict of interest.

8 **OLD BUSINESS: CONTINUED FROM OCTOBER 26, 2021 MEETING**
PLANNING BOARD APPLICATION/SITE PLAN REVIEW: ACADIA WILDERNESS LODGE
CAMPGROUND
PERRY LAWSON LLC, JAMES & KENYA HOPKINS
661 TREMONT ROAD TAX MAP 005 LOT 100, RESIDENTIAL BUSINESS ZONE
FINDINGS OF FACT- FINAL REVIEW



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TREMONT SITE PLAN REVIEW ORDINANCE FINDINGS OF FACT

ARTICLE IX (D)-(U)

- D. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Access-way Location and Spacing, Article IX.D.** because there is one entrance which is planned and is 550 feet from the closest intersection which is greater than 150 feet which is a requirement, seconded by Planning Member Brett Witham.
The motion passed 3-0
- E. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Internal Vehicular Circulation, Article IX.E.** in that the plan provides for the safe operation and turning and backing of delivery vehicles, clear routes of access for emergency vehicles, safe and convenient circulation of vehicles throughout the project through the design of parking areas and roadways, and they are generally harmonized to minimize excessive grading and tree removal and things like that, seconded by Planning Board Vice Chair Lawson Wulsin.
The motion passed 3-0
- F. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has conditionally met the Performance Standard for **Parking Layout and Design, Article IX.F.** because the parking areas onsite will not require anybody to back out into the street because all the parking spaces, access drives, impervious surfaces are located at least five (5) feet from side or rear lot lines, and because the parking stalls and aisle layout conform to nine and one half (9.5) by eighteen (18) feet long, and the Planning Board would like to place a condition on this requirement that the applicant permanently mark the diagonal parking signs and indicate the proper direction of traffic flow for the diagonal parking lot, the parking areas do not include any doublestacking parking, there will be no overhang of parked vehicles because of the location of the parking lot, and the total number of parking spaces exceeds the required spaces per subsection seven (7), seconded by Planning Board Member Brett Witham.

The motion passed 3-0



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- G **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Pedestrian Circulation, Article IX.G.** because the project provides pedestrian circulation appropriate to the type and scale of development, and connects both the entrances with parking areas, seconded by Planning Member Brett Witham.

The motion passed 3-0

- H **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Stormwater Management, Article IX.H.** through the applicant's submission, the peer review and subsequent responses from the applicant, specifically the design retains stormwater onsite using the natural features of the site, the post development discharge rate does not exceed the pre development discharge rate, the on and offsite downstream channel systems have sufficient capacity to carry the flow without flooding or erosion, the existing natural drainage ways are preserved and the natural gradients are not filled or converted to closed systems, the stormwater drainage system disposes of stormwater without damage to streets or downstream properties, the design incorporated upstream runoff in its calculations and the biological and chemical properties of the waters are addressed through the use of sumps and catchbasins, vegetated buffer strips and drainage swales, seconded by Planning Member Brett Witham.

The motion passed 3-0

- I. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Erosion Control, Article IX.I.** as evidence described in the record on pages 140 through 150 including sheet C.239 in that all designs and layouts for roads and building are harmonized to the fullest extent possible to the natural surroundings, and they have kept filling and excavation to a minimum, and they've also actually minimized soil erosion via an updated version of the Sediment Control Handbook for Construction: Best Practices, seconded by Planning Board Vice Chair Lawson Wulsin.

The motion passed 3-0



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- J. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Water Supply, Article 9.J.** because the record demonstrates including through the Haley Ward Peer Review that the development is provided with an adequate water supply, seconded by Planning Board Vice Chair Lawson Wulsin.
The motion passed 3-0
- K. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Sewage Disposal, Article IX.K.** because the design includes onsite sewage disposal systems that meet the requirements of subsurface disposal requirement rules, seconded by Planning Member Brett Witham.
The motion passed 3-0
- L. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Utilities, Article IX.L.** as evidenced by the record P 155 and Sheet C.4. in that development provide for electrical, telephone and telecommunication service adequate to meet the anticipated use of the project, they are generally run underground so they are screened to the extent feasible, seconded by Planning Board Vice Chair Lawson Wulsin.
The motion passed 3-0
- M. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Natural Features, Article IX.M.** as reflected in the record P. 167, of the exhibits attached there too including the letter from the National Wildlife Service, in that the project is designed to preserve in its natural state in so far as is practical the natural landscape and minimizes tree removal, compaction of soil, retains vegetation in so far as practical and avoids extensive gradient filling, seconded by Planning Board Vice Chair Lawson Wulsin.
The motion passed 3-0

Planning Board Member Beth Gott left the meeting at 9:16 pm due to loss of power.



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- N. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has conditionally met the Performance Standard for **Groundwater Protection, Article IX.N.** on the condition that the applicant must meet all State standards as part of review of the final design of any and all engineered wastewater systems, and must demonstrate to the CEO who will make a recommendation to the Planning Board that the groundwater at the property line will comply following development with the standards for safe drinking water as established by the State of Maine, including by conducting a State approved form of nitrogen-nitrate analysis at the property line, seconded by Planning Member Brett Witham.

The motion passed 3-0

- O.P. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND is not applicable to the project for the Performance Standard for **Water Quality Protection, Article 9.O., and Hazardous, Special and Radioactive Materials, Article IX.P.**, seconded by Planning Board Vice Chair Lawson Wulsin.

The motion passed 3-0

- Q. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND is not applicable to the project for the Performance Standard for **Shoreland Relationship, Article IX.Q.**, seconded by Planning Member Brett Witham.

The motion passed 3-0

- R. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Technical and Financial Capacity, Article 9.R.** due to the letter from Machias Savings Bank on April 1, 1989, seconded by Planning Member Brett Witham.

The motion passed 3-0

- S. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has met the Performance Standard for **Solid Waste Disposal, Article IX.S.** due to waste disposal plans in the drawings and the inclusion of thirty (30) gallon trash cans for each site, seconded by Planning Member Brett Witham.

The motion passed 3-0



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- T. **MOTION** by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND has been met for the Performance Standard for **Historic and Archaeological Resources, Article IX.T.**, because no portion has been identified as containing historical or archaeological resources per the Maine Historic Preservation Commission or the Comprehensive Plan, seconded by Planning Board Chair Mark Good.

The motion failed 0-3

MOTION by Planning Board Vice Chair Lawson Wulsin to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND is not applicable to the project for the Performance Standard for **Historic and Archaeological Resources, Article IX.T.**, because no portion of the site has been identified as containing historic or archaeological resources, seconded by Planning Board Member Brett Witham.

The motion passed 3-0

- U. **MOTION** by Planning Board Member Brett Witham to find the Application for the ACADIA WILDERNESS LODGE CAMPGROUND is not applicable to the project for the Performance Standard for **Floodplain Management, Article IX.U.**, as no portion of the project is located within a FEMA identified 100 year Floodplain, seconded by Planning Board Vice Chair Lawson Wulsin.

The motion passed 3-0

MOTION by Planning Board Vice Chair Lawson Wulsin to continue the FINDINGS OF FACT - FINAL REVIEW of the Application for the ACADIA WILDERNESS LODGE CAMPGROUND PERRY LAWSON LLC, JAMES & KENYA HOPKINS 661 TREMONT ROAD TAX MAP 005 LOT 100, RESIDENTIAL BUSINESS ZONE for Monday, November 1, 2021 at 5:30 pm via Zoom, seconded by Planning Board Member Brett Witham.

The motion passed 3-0

9 **CEO ISSUES: NONE**

10 **OTHER:
NONE**



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- 11 **SET DATE FOR NEXT MEETING: NOVEMBER 9, 2021**
MOTION by Planning Board Vice Chair Lawson Wulsin to schedule a Planning Board Meeting for November 9, 2021 at 6 pm via Zoom, seconded by Planning Board Member Brett Witham.

The motion passed 3-0

- 12 **ADJOURN**
MOTION by Planning Board Vice Chair Lawson Wulsin to adjourn the meeting, seconded by Planning Board Member Brett Witham.
The motion passed 3-0
The meeting of October 27, 2021 was adjourned at 9:55 pm.

Respectfully Submitted,
Jan Sprague
Recording Secretary

Signed as approved:

Mark Good, Chair
Planning Board, Town of Tremont

Date